

GENERAL NOTES

- EXISTING ZONING IS: R-1.
- THE GROSS AREA OF THIS SUBDIVISION IS 9.4 ACRES, OR 409,158 SQUARE FEET
- EXISTING USE: VACANT
PROPOSED USE: SINGLE FAMILY, DETACHED PERMITTED IN ACCORDANCE WITH SECTION 4.B.4. OF THE CITY OF TUCSON UNIFIED DEVELOPMENT CODE.
- TOTAL NUMBER OF LOTS IS 20.
- THIS PROJECT IS SUBJECT TO THE HILLSIDE DEVELOPMENT ZONE AND WILL MEET THE CRITERIA OF THIS SECTION, EXCEPT FOR SECTION 5.2.5.C.3. THIS PROJECT IS SUBJECT TO BOARD OF ADJUSTMENT VARIANCE REQUEST C10-18-XXX FOR A MODIFICATION TO SECTION 5.2.5.C.3 OF THE CITY OF TUCSON UNIFIED DEVELOPMENT CODE WAS APPROVED ON XXX-XX, 2018.
- TECHNICAL STANDARD MODIFICATION REQUEST DS18-XXX WAS APPROVED ON XXXX XX, 2018 WITH NO CONDITIONS FOR THE FOLLOWING MODIFICATIONS:
1) 10-01-6.2.B.2 - ALLOW THE DEAD-END STREET TO EXCEED 1200- FEET IN LENGTH.
2) 10-01-6.2.B.4 - ALLOW THE WIDTH OF THE STREET TO BE REDUCED FROM 36- FEET TO 28- FEET WHERE THE STREET EXCEEDS 600- FEET.
3) 10-01-2.7.A - ALLOW NO SIDEWALK ALONG SECTIONS OF THE PRIVATE STREET WHERE THERE ARE NO LOTS FRONTING THAT SIDE OF THE STREET.
4) 10-01-2.7.B - ALLOW THE 5-FOOT SIDEWALK TO ABUT THE BACK OF THE WEDGE CURB, WITH NO PARKWAY SPACE ALONG THE PRIVATE STREETS.
5) 10-01.9.0 FIGURE 1 - ALLOW 90 DEGREE VISITOR PARKING SPACES TO BACK OUT INTO PRIVATE STREET
- THE PROJECT IS DESIGNED TO COMPLY WITH THE TECHNICAL MANUAL SECTION 4.2.
- THIS PROJECT IS A PART OF THE STARR PASS MASTER PLANNED COMMUNITY, RESIDENTIAL CLUSTER PROJECT - C12-92-10.
- THE DEVELOPER, ANY SUCCESSORS AND ASSIGNS, WILL HOLD THE CITY OF TUCSON, ITS OFFICERS, EMPLOYEES, AND AGENTS HARMLESS FROM ANY AND ALL CLAIMS FOR DAMAGES RELATED TO THE USE OF THIS DEVELOPMENT AS SHOWN HEREON, NOW AND IN THE FUTURE, BY REASON OF FLOODING, FLOWAGE, EROSION, OR DAMAGE CAUSED BY WATER, WHETHER SURFACE FLOOD OR RAINFALL.
- DRAINAGE WILL REMAIN IN ITS NATURAL STATE AND WILL NOT BE ALTERED, DISTURBED OR OBSTRUCTED OTHER THAN AS SHOWN ON THIS DEVELOPMENT PLAN.
- TOTAL MILES OF NEW PUBLIC STREETS IS 0.
TOTAL MILES OF NEW PRIVATE STREETS IS 0.3.
- PAVING PLANS SHALL BE SUBMITTED TO THE CITY ENGINEER FOR SEPARATE REVIEW AND APPROVAL. ALL PRIVATE ROADS AND DRAINAGE IMPROVEMENTS WITHIN AND ADJACENT TO THIS DEVELOPMENT SHALL BE BUILT IN ACCORDANCE WITH THE CITY OF TUCSON DEVELOPMENT STANDARDS AND THE PIMA COUNTY/CITY OF TUCSON STANDARD SPECIFICATIONS AND DETAILS.
- ANY RELOCATION, MODIFICATION, ETC., OF EXISTING UTILITIES AND/OR PUBLIC IMPROVEMENTS NECESSITATED BY THE PROPOSED DEVELOPMENT WILL BE AT NO EXPENSE TO THE PUBLIC.
- ON-SITE SANITARY SEWERS FOR LOTS 4-20 WILL BE PUBLIC AND WILL BE DESIGNED AND CONSTRUCTED TO PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT STANDARDS AND MUST BE ACCEPTED AND RELEASED FOR SERVICE BY PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT PRIOR TO THE ISSUANCE OF SEWER CONNECTION PERMITS.
- A PROJECT CONSTRUCTION PERMIT MUST BE SECURED FROM PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT BEFORE BEGINNING ANY WORK ON THIS PROJECT.
- THE REQUIRED OFF-SITE PUBLIC SANITARY SEWER LINE WILL BE DESIGNED AND CONSTRUCTED TO PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT STANDARDS.
- ON-SITE SANITARY SEWERS FOR LOTS 1-3 WILL BE PRIVATE AND WILL BE CONSTRUCTED, OPERATED, AND MAINTAINED ON A PRIVATE BASIS. THE LOCATION AND METHOD OF CONNECTION TO AN EXISTING PUBLIC SANITARY SEWER IS SUBJECT TO REVIEW AND APPROVAL BY THE PIMA COUNTY WASTEWATER MANAGEMENT DEPARTMENT AT THE TIME OF SUBMITTAL OF PLUMBING OR BUILDING PLANS.
- A PROPERTY OWNERS' ASSOCIATION WILL BE FORMED TO ACCEPT RESPONSIBILITY AND LIABILITY FOR CONSTRUCTION, MAINTENANCE, OPERATION, AND CONTROL OF PRIVATE SEWERS FOR LOTS 1-3.
- CONSTRUCTION AUTHORIZATION FROM THE PIMA COUNTY DEPARTMENT OF ENVIRONMENTAL QUALITY IS REQUIRED BEFORE BEGINNING ANY WORK ON THIS PROJECT. APPROVAL OF THIS DEVELOPMENT PLAN DOES NOT CONSTITUTE CONSTRUCTION AUTHORIZATION.
- THE EASTERN PIMA COUNTY TRAILS SYSTEM MASTER PLAN DOES NOT SHOW ANY TRAILS ON THE DEVELOPMENT SITE. THE RICHARD GENSER STARR PASS TRAIL IS LOCATED WEST OF THE SITE.
- EACH HANDICAP PARKING SPACE WILL HAVE:
A. PERMANENTLY POSTED METAL SIGN CONFORMING TO TUCSON CODE SECTION 20-222.
B. THE INTERNATIONAL HANDICAP SYMBOL PAINTED IN THE SPACE, AND
C. MAXIMUM GRADE IN DISABLED SPACE AND ACCESS AISLE IS 2%.
D. VAN ACCESSIBLE SPACES SHALL HAVE A "VAN ACCESSIBLE" SIGN IN ADDITION TO THE DISABLED PARKING SIGN.
- THE AVERAGE CROSS SLOPE WAS CALCULATED FOR THE MASTER DEVELOPMENT AND IS LESS THAN 15%.
- ADDITIONAL FIRE HYDRANTS SHALL BE PROVIDED BY THE DEVELOPER AS REQUIRED BY THE FIRE CODE IN ACCORDANCE WITH CITY OF TUCSON STANDARDS.

- "NO PARKING FIRE-LANE" SIGNS SHALL BE PROVIDED AS NEEDED TO PROVIDE 20' CLEAR UNOBSTRUCTED WIDTH ALONG ALL FIRE APPARATUS ACCESS ROADWAYS IN ACCORDANCE WITH THE FIRE CODE.
- THE APPROVED GRADING AND PAVING PLAN FOR THIS PROJECT IS THE ONLY ACCEPTABLE CONSTRUCTION PLAN ON-SITE. THE CONTRACTOR MAY NOT USE ANY OTHER PLANS, SUCH AS THE APPROVED TENTATIVE PLAN AND/OR DEVELOPMENT PLAN, FOR CONSTRUCTION PURPOSES. THE CONTRACTOR MAY ASK THE COT DEVELOPMENT SERVICES INSPECTOR TO CONSULT WITH OTHER APPROVED PLANS FOR ADDITIONAL INFORMATION OR DETAILS THAT MIGHT NOT BE INCLUDED ON THESE APPROVED GRADING AND PAVING PLANS BUT IS NEEDED FOR COMPLETION OF WORK.
- REFUSE AND RECYCLING SERVICE IS TO BE INDIVIDUAL WEEKLY CURBSIDE SERVICE. PLASTIC CONTAINERS (AP'S) SHALL BE PLACED AND REMOVED FROM THE CURBSIDE COLLECTION AREA ON THE DAY OF THE SERVICE AND SCREENED FROM PUBLIC VIEW WHEN STORED
- THIS PROJECT IS SUBJECT TO THE ENVIRONMENTAL RESOURCE ZONE AND WILL MEET THE CRITERIA OF THIS SECTION, EXCEPT FOR SECTION 5.7.
- THIS PROJECT IS SUBJECT TO THE REZONING CASE C9-92-12. REZONING CONDITIONS:

REZONING CONDITIONS (C9-92-12)

- A SUBDIVISION MASTER BLOCK PLAT TO BE RECORDED IN PIMA COUNTY RECORDER'S OFFICE. THE MASTER BLOCK PLAT TO SHOW THE FOLLOWING:
a. PROPERTY BOUNDARIES FOR THE PROPERTY AND FOR EACH DEVELOPMENT BLOCK;
b. ZONING DESIGNATIONS AND ZONING BOUNDARY LINES;
c. NOTATION OF THE REZONING CASE NUMBER, REZONING ORDINANCE NUMBER AND A STATEMENT THAT ALL DEVELOPMENT ON THE PROPERTY IS SUBJECT TO THE SPECIFIC CONDITIONS CONTAINED IN THE REZONING ORDINANCE;
d. PLANNED UTILITY INFRASTRUCTURE CORRIDORS TO EACH DEVELOPMENT BLOCK ON THE MASTER BLOCK PLAT;
e. PUBLIC TRAIL AND ACCESS EASEMENTS OR OTHER PROVISIONS FOR FUTURE ACCESS TO EXISTING TRAIL HEADS TO TUCSON MOUNTAIN PARK;
f. RESTRICTION OF 1-500 RESIDENTIAL UNITS AND 500 CASITAS/GUEST ROOMS ASSOCIATED WITH THE GUEST RANCH FACILITY FOR A TOTAL OF 2100 UNITS;
g. THIS REZONING REQUEST SHALL SUPERSEDE REZONING CASES C9-84-89 AND C9-86-561;
h. ALL AREAS TO BE PRESERVED IN A NATURAL STATE TO BE LABELED AS NATURAL UNDISTURBED OPEN SPACE (NUOS):
1. A NOTE ON THE MASTER PLAT INDICATING THAT NUOS AREAS WILL BE USED TO SATISFY OPEN SPACE REQUIREMENTS;
j. INTEGRATED BICYCLE AND PEDESTRIAN PLAN TO BE INCLUDED FOR EACH DEVELOPMENT BLOCK THAT WHEN COMPLETED WILL SERVE THE ENTIRE REZONING SITE; AND
k. MAINTAIN THE EXISTING NO-ACCESS EASEMENT AT THE WESTERN END OF SAN JUAN DRIVE WHERE THE EASTERN EDGE OF THE STARR PASS PROPERTY INTERSECTS THE EXISTING STREET.

- PRIOR TO DEVELOPMENT OF ANY PORTION OF A DEVELOPMENT BLOCK (OR BLOCKS), A SUBDIVISION PLAT OR A DEVELOPMENT PLAN IN COMPLIANCE WITH SECTION 23-409 OF THE TUCSON ZONING CODE, OR BOTH, AS APPROPRIATE, SUBMITTED TO THE CITY OF TUCSON FOR REVIEW AND APPROVAL. DEVELOPMENT COMPLIANCE FOR EACH BLOCK TO INCLUDE:
a. AN APPROPRIATELY SCALED AERIAL PHOTO SHOWING THE FOLLOWING:
1. ALL SAGUAROS OVER FIVE FEET HIGH;
2. ALL TREES WITH CALIPERS GREATER THAN FOUR INCHES; AND
3. ALL SIGNIFICANT VEGETATIVE COMMUNITIES.
b. A SEPARATE LANDSCAPE PLAN FOR EACH DEVELOPMENT BLOCK INDICATING THE FOLLOWING:
1. ALL NATURAL UNDISTURBED OPEN SPACE (NUOS) AREAS AND A SCHEME TO PROTECT THESE DURING CONSTRUCTION;
2. TREES WITH A CALIPER GREATER THAN FOUR INCHES TO BE SALVAGED OR PRESERVED IN PLACE IN AREAS OTHER THAN (NUOS) AREAS AND A SCHEME TO PROTECT THEM DURING CONSTRUCTION;
3. ALL SAGUAROS TO BE SALVAGED OR PRESERVED IN PLACE IN AREAS OTHER THAN (NUOS) AREAS AND A SCHEME TO PROTECT THEM DURING CONSTRUCTION;
4. A NOTE THAT OTHER VEGETATION TO BE CONSIDERED FOR PRESERVATION OR SALVAGE INCLUDES SMALL CACTI SUCH AS BARREL CACTUS, HEDGEHOG, AND OCOTILLO;
5. NATIVE PLANTS INDIGENOUS TO THE AREA TO BE USED IN ALL LANDSCAPE AREAS REQUIRED BY THE PROVISIONS OF THE ZONING CODE;
6. PRESERVATION IN THEIR EXISTING NATURAL STATE THE 100-YEAR FLOODPLAIN AREAS SHOWN ON THE SERVICES IMPACT REPORT EXHIBIT OF THE ANKLAM WASH AND SIX ASSOCIATED DRAINAGEWAYS; AND
7. ALL HEALTHY SALVAGED VEGETATION WILL BE USED ON SITE.
c. CONSTRUCTION OF NEW DEVELOPMENT TO BE OF MATERIALS OR PAINTED A COLOR THAT BLENDS WITH THE NATURAL ENVIRONMENT.
d. DEVELOPER TO PROVIDE A WRITTEN NOTICE TO ADJACENT PROPERTY OWNERS WITHIN 300 FEET OF THE BLOCK BOUNDARY AND NEIGHBORHOOD ASSOCIATIONS ABUTTING THE REZONING SITE PRIOR TO SUBMITTAL OF EACH PLAT OR DEVELOPMENT PLAN. THE COMMUNITY DESIGN REVIEW COMMITTEE SUBMITTAL SHOULD INCLUDE DOCUMENTATION OF THE NOTIFICATION OF ADJACENT PROPERTY OWNERS AND NEIGHBORHOOD ASSOCIATIONS.
e. ALL MECHANICAL EQUIPMENT, STORAGE AND PARKING AREAS TO BE SCREENED WITH MATERIAL COMPATIBLE WITH THE NATURAL ENVIRONMENT.
f. ALL OUTDOOR LIGHTING TO BE DIRECTED DOWNWARD AND AWAY FROM SURROUNDING PROPERTY OWNERS AND NEIGHBORHOODS.
g. A GRADING PLAN FOR THE DEVELOPMENT AS GENERALLY SHOWN ON THE CONCEPT-GRADING PLAN WHICH, TO THE DEGREE POSSIBLE, PROVIDES FOR THE PRESERVATION OF SLOPES, RIDGES AND NATURAL DRAINAGE (ESPECIALLY ANKLAM WASH, SILVERCROFT WASH AND CHOLLA WASH) AND DEMONSTRATES HOW UNDISTURBED AREAS WILL BE MAINTAINED DURING CONSTRUCTION.
h. WHILE PROTECTING HABITAT AT WASH CROSSINGS, ROADWAYS TO BE CONSTRUCTED TO ALLOW WILDLIFE TO MOVE FREELY EITHER BENEATH THE ROADWAY OR ALONG AN ALTERNATIVE ROUTE IN ORDER TO RETAIN WILDLIFE MOVEMENT.
i. PROVIDE FOR PRESERVATION AND PROTECTION OF SENSITIVE ENVIRONMENTAL RESOURCES THROUGH CONSOLIDATED OPEN SPACE AREAS IN THAT PORTION OF THE TUCSON MOUNTAIN PARK BUFFER WITHIN STARR PASS DEVELOPMENT. THIS MAY BE ACCOMPLISHED THROUGH DEDICATIONS, DESIGNATION AS NATURAL UNDISTURBED OPEN SPACES (NUOS) ON THE SUBDIVISION PLAT(S) OR OTHER MEASURES DURING THE BLOCK PLAT PROCESS.

LEGEND

ITEM	SYMBOL
CENTERLINE	---
SECTION LINE	---
SUBDIVISION BOUNDARY	---
PROPERTY LINE	---
EXISTING ROW LINE	---
EASEMENT BOUNDARY	---
EXIST CONTOUR LINE	---
EXIST SPOT ELEVATION	---
EXIST SAGUARO	---
PROPOSED 100 YR FLOOD PRONE LINE	---
EXISTING 100 YR FLOOD PRONE LINE	---
BUILDING EROSION SETBACK LINE	---
LANDSCAPE BUFFERYARD LIMITS	---
BUILDING SETBACKS	---
EXIST PAVEMENT EDGE	---
EXIST SEWER LINE W/WH	---
EXIST WATERLINE W/VALVE	---
EXIST UNDERGROUND LINE	---
EXIST FIBER OPTIC LINE	---
EXIST GAS LINE	---
EXIST TELEPHONE/TV CABLE LINE	---
EXIST OVERHEAD ELECTRIC LINE	---
EXIST ELECTRIC/TELE LINE	---
PROPOSED STORM DRAIN W/WH	---
PROPOSED SEWER W/WH	---
PROPOSED SEWER MANHOLE DATA	---
PROPOSED SEWER MAIN, LENGTH AND SLOPE	---
FLOW ARROW	---
CONCENTRATION POINT (HYDRAULIC TABLE REFERENCE)	---
APPROX FINISH SURFACE	---
EXIST GRADE	---
APPROX FINISH GRADE	---
FINISHED FLOOR ELEVATION	---
PARKING SPACES PROVIDED	---
HANDICAP PARKING	---
RETAINING WALL	---
LANDSCAPE/SCREENWALL	---
PROPOSED SLOPE	---
ACCESSIBLE LOTS	---
CURB ACCESS RAMPS	---
INDICATES EXIST SLOPES GREATER THAN 15%	---
INDICATES EXIST SLOPES GREATER THAN 25%	---
A.C. PAVING	---

REZONING CONDITIONS (C9-92-12) CONT.

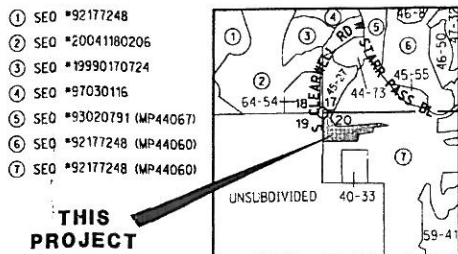
- SUBSTANTIAL DESIGN MODIFICATIONS WHICH, IN THE OPINION OF THE PLANNING DIRECTOR, DO NOT MEET THE INTENT OF THE STARR PASS DEVELOPMENT CONCEPT SHALL REQUIRE MAYOR AND COUNCIL ACTION TO AMEND THE REZONING ORDINANCE.
- A DRAINAGE REPORT
- PRESERVATION OF THE EXISTING ANKLAM, CHOLLA AND SILVERCROFT WASHES IN THEIR EXISTING STATE EXCEPT AS INDICATED IN THE DRAINAGE REPORT FOR EACH BLOCK. DELINEATION OF ALL 100-YEAR FLOODPLAIN IN EXCESS OF 100 CFS FOR THE UNSUBDIVIDED PORTIONS OF THE SITE.
- AN UPDATED TRAFFIC ANALYSIS.
- EXCEPT AS OTHERWISE AGREED UPON BY THE CITY AND THE DEVELOPER, ANY RELOCATION, MODIFICATION, ETC., OF EXISTING UTILITIES AND/OR PUBLIC IMPROVEMENTS NECESSITATED BY THE PROPOSED DEVELOPMENT WILL BE AT NO EXPENSE TO THE PUBLIC.

BASIS OF BEARING

THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 14 SOUTH, RANGE 13 EAST, GILA AND SALT RIVER MERIDIAN, AS MONUMENTED BY A 4 INCH ALUMINUM CAPPED PIN AT THE WEST ONE QUARTER CORNER OF SAID SECTION 20 AND BY A 2.5 INCH GLO CAPPED PIPE AT THE NORTHWEST CORNER OF SAID SECTION 20; THE DISTANCE BETWEEN SAID MONUMENTS BEING 2662.62 FEET AND SAID BEARING BEING N 0°24'31"E.

BASIS OF ELEVATION

C.O.T./PIMA COUNTY GEODETIC CONTROL POINT DN05
A 2.5" BRASS CAP 2.5" ABOVE NATURAL GROUND AT THE
SOUTHWEST CORNER SEC. 17, T14S, R13E.
ELEV.= 2715.62 (NAVD88)



LOCATION MAP

SECTION 20, T 14 S, R 13 E
G & SRM
PIMA COUNTY, ARIZONA

OWNER/DEVELOPER

DESERT DESTINY, L.L.C.
3513 WEST TINY BIRD COURT
TUCSON, AZ 85745
PHONE: (520) 628-1803
ATTN: MR. S PAUL OLIVER
oliverspo@hotmail.com

CIVIL ENGINEER

RICK ENGINEERING COMPANY, INC.
3945 EAST FORT LOWELL ROAD, SUITE 111
TUCSON, ARIZONA 85712
PHONE: (520) 795-1000
ATTN: PAUL IEZZI, P. E.
piezzi@rickengineering.com

LANDSCAPE ARCHITECT SHEET INDEX

RICK ENGINEERING COMPANY, INC.
3945 EAST FORT LOWELL ROAD, SUITE 111
TUCSON, ARIZONA 85712
PHONE: (520) 795-1000
ATTN: MARK FELLINGER
mfellinger@rickengineering.com

- COVER SHEET
- 2-5 TENTATIVE PLAT SHEETS
- 6 LANDSCAPE NOTES
- 7 LANDSCAPE DETAILS
- 8-10 LANDSCAPE SPECS
- 11-14 PLANTING PLAN
- 15-18 IRRIGATION PLAN
- 19-22 NATIVE PLANT PRESERVATION

TABULATIONS

ZONE:	R-1 (FLD -ALT. A)	REQUIRED/ALLOWED	PROPOSED
USE:	SINGLE FAMILY, DETACHED		
DENSITY:		6-2 RAC	2-13 RAC
MIN. SITE AREA:		NONE	409,158 SF
LOT COVERAGE:		50%	48%
BUILDING AREA:			140,000 SF
VEHICULAR USE AREA:			10,000 SF
PRIVATE STREET			48,085 SF
TOTAL:			198,085 SF
BUILDING HEIGHT:		25'	
PERIMETER YARD:		TABLE 6.3-2.A	
R-1, R-2 AND SR ZONES:		6' OR 2/3 H	6' TO 17'
PARKING DATA			
VEHICLE:			
(2 SP PER UNIT X 20)		40	40 (GARAGES)
VISITOR-(TSM SEC. 10-01.9.0 FIG. 1)		20	20
(1 SP PER UNIT X 20)		60	60
TOTAL:			
FUNCTION OPEN SPACE:		5,380 SF	37,980 SF

ADMINISTRATIVE ADDRESS

1211 S. AVENIDA DEL CORRECAMINOS

CITY OF TUCSON		DEVELOPMENT PACKAGE	
FOR APPROVAL		FOR APPROVAL	
Site Plan	_____	Site Plan	_____
Grading	_____	Grading	_____
Drainage	_____	Drainage	_____
Other	_____	Other	_____
DATE	_____	DATE	_____
BY	_____	BY	_____
DATE	_____	DATE	_____
BY	_____	BY	_____
DATE	_____	DATE	_____
BY	_____	BY	_____
DATE	_____	DATE	_____
BY	_____	DATE	_____

RELATED CASES:
DS18-XXX
C10-18-XXX
S02-039
C9-92-12

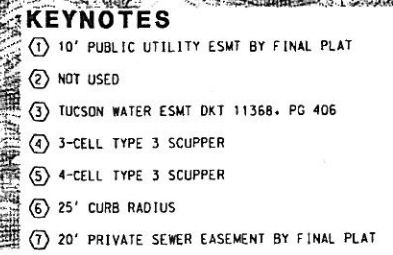
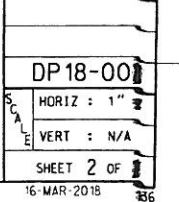
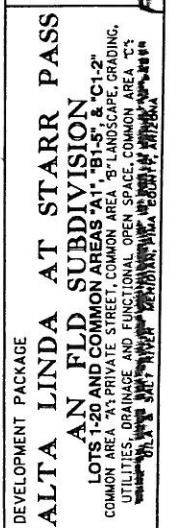
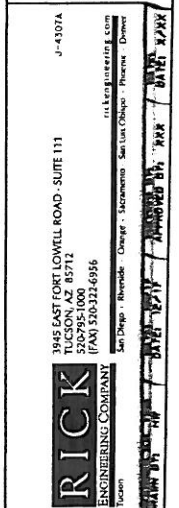
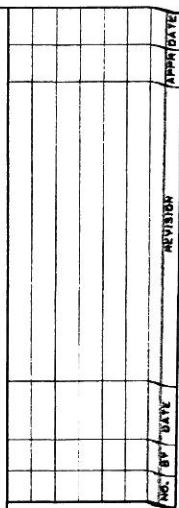
DEVELOPMENT PACKAGE
ALTA LINDA AT STARR PASS
AN ALD SUBDIVISION
LOTS 1-20 AND COMMON AREAS "A1", "B1-5", & "C1-2"
COMMON AREA "A1" PRIVATE STREET, COMMON AREA "B1" LANDSCAPE, GRADING,
UTILITIES, DRAINAGE AND FUNCTIONAL OPEN SPACE, COMMON AREA "C1"
NATURAL OPEN SPACE, A RESUBDIVISION OF BLOCK 17 OF STARR PASS
BOOK 44, PAGE 60, SECTION 20, TOWNSHIP 14 SOUTH, RANGE 13 EAST
GILA & SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

DP18-0020

HORIZ : N/A

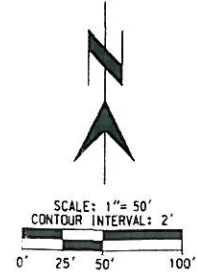
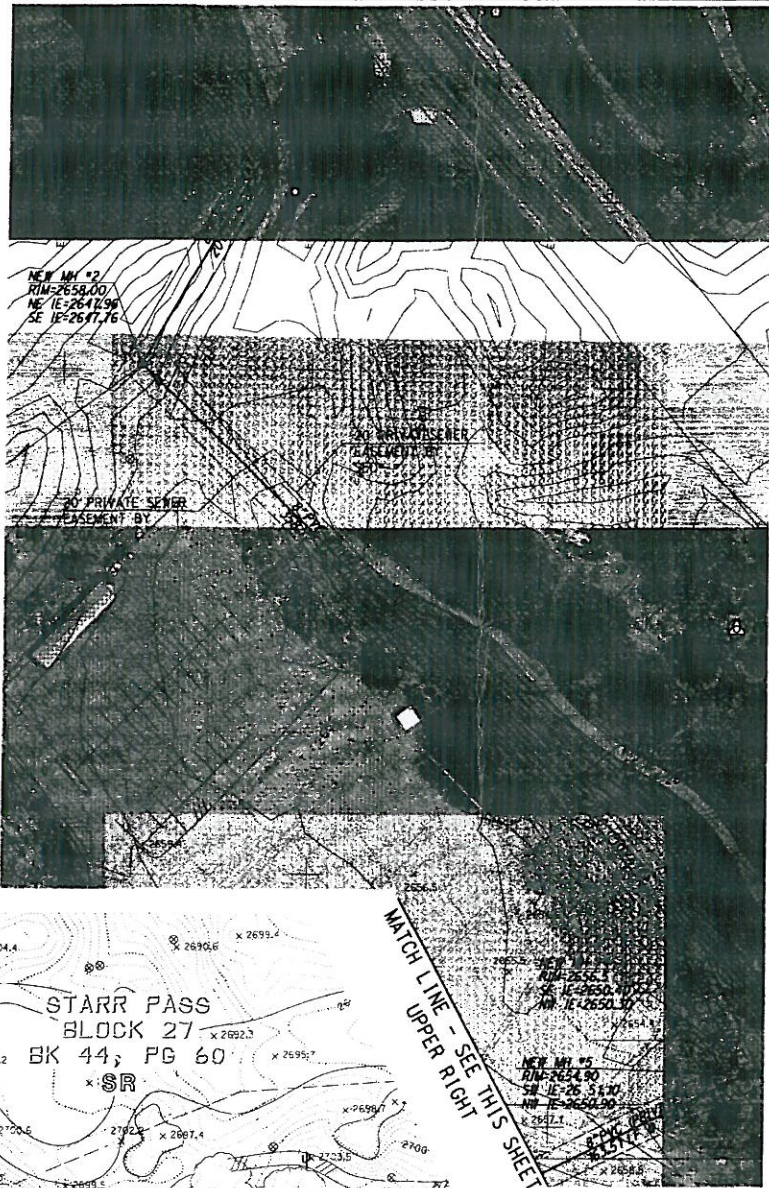
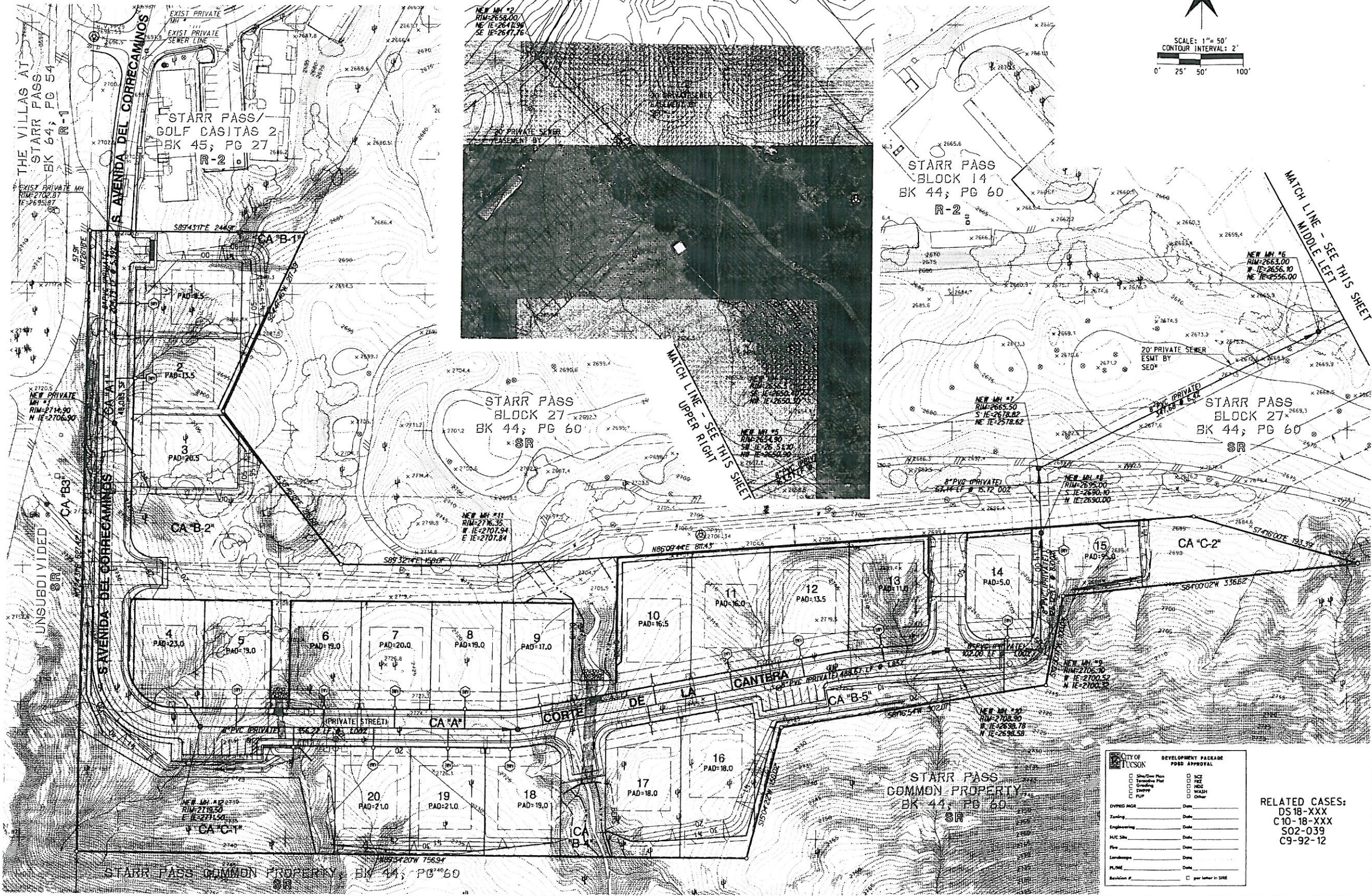
VERT : N/A

SHEET 1 OF 22



CITY OF TUCSON		DEVELOPMENT PACKAGE POND APPROVAL	
<input type="checkbox"/> Site/Drain Plan	<input type="checkbox"/> SCC		
<input type="checkbox"/> Topographic Plan	<input type="checkbox"/> EIR		
<input type="checkbox"/> Grading	<input type="checkbox"/> H&E		
<input type="checkbox"/> SWPPP	<input type="checkbox"/> C&M		
<input type="checkbox"/> PUP	<input type="checkbox"/> Other		
DIVISION MGR _____	Date _____		
Zoning _____	Date _____		
Engineering _____	Date _____		
HVC Svc _____	Date _____		
Fire _____	Date _____		
Landscape _____	Date _____		
PLUMB _____	Date _____		
Revision # _____	<input type="checkbox"/> per letter in S&E		

RELATED CASES:
DS18-XXX
C10-18-XXX
S02-039
C9-92-12



DEVELOPMENT PACKAGE	
PDD APPROVAL	
Site/Owner Plan	Yes
Topographic Map	Yes
Grading Plan	Yes
Drainage Plan	Yes
Other	Yes
DYKES MGR	Done
Zoning	Done
Engineering	Done
H/C Site	Done
Fire	Done
Landmarks	Done
PLM	Done
Revision #	C per letter in SDR

RELATED CASES:
DS 18-XXX
C10-18-XXX
S02-039
C9-92-12

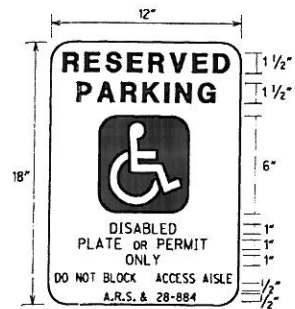
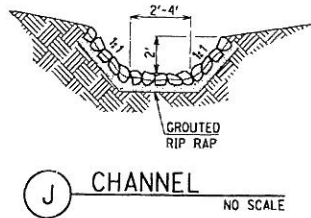
DEVELOPMENT PACKAGE
ALTA LINDA AT STARR PASS
AN FLD SUBDIVISION
LOTS 1-20 AND COMMON AREAS 'A'1', 'B'1-5', & 'C'1-2'
COMMON AREA 'A'1' PRIVATE STREET, COMMON AREA 'B'1' LANDSCAPE, GRADING,
UTILITIES, DRAINAGE AND FUNCTIONAL OPEN SPACE, COMMON AREA 'C'1'
NATURAL OPEN SPACE. A RESUBDIVISION OF BLOCK 17 OF STARR PASS
BOOK 44, PAGE 60, SECTION 20, TOWNSHIP 14 SOUTH, RANGE 13 EAST
GILA & SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

DP 18-0020
HORIZ : 1" = 50'
VERT : N/A
SHEET 3 OF 22

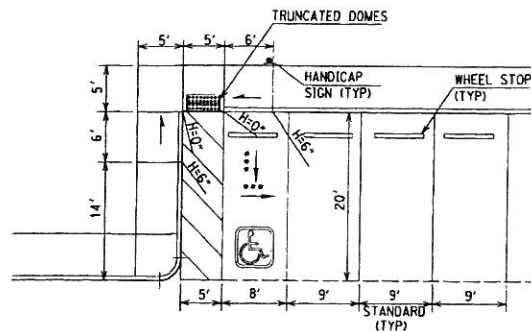
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DRAWN BY: HW
DATE: 12/17
CHECKED BY: XXX
APPROVED BY: XXX
DATE: 12/17
DATE: 12/17



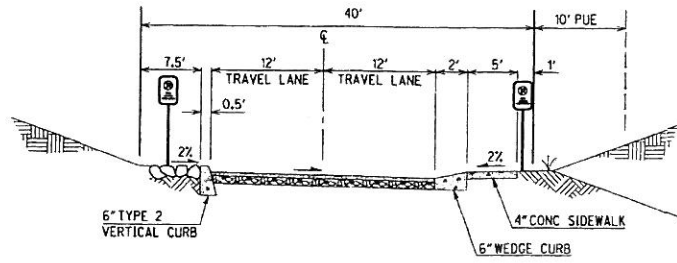
NO.	BY	DATE	REVISION	APPR	DATE



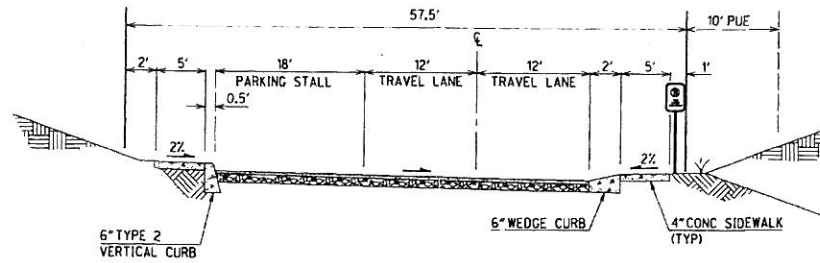
Notes: These signs are not available through the City, but can be purchased at private barricade and sign companies.



K TYPICAL HANDICAP AND STANDARD PARKING SPACES
NO SCALE



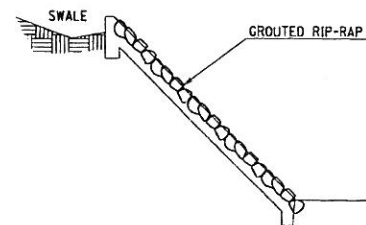
E 40' COMMON AREA STREET SECTION
CORTE DE LA CANTERA AT LOTS 10-17
NO SCALE



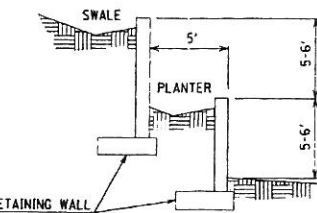
F 57.5' COMMON AREA STREET SECTION WITH PARKING
CORTE DE LA CANTERA AT LOTS 11-12
NO SCALE



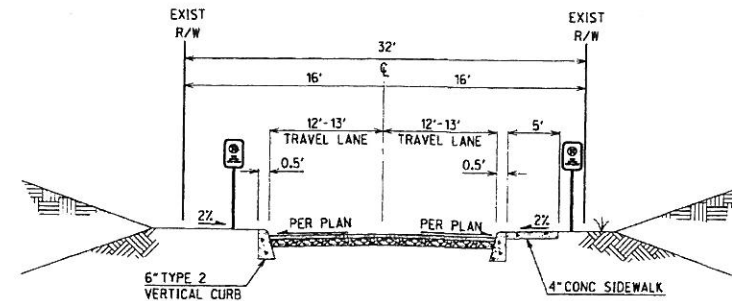
G NO PARKING FIRE ACCESS SIGN
NO SCALE



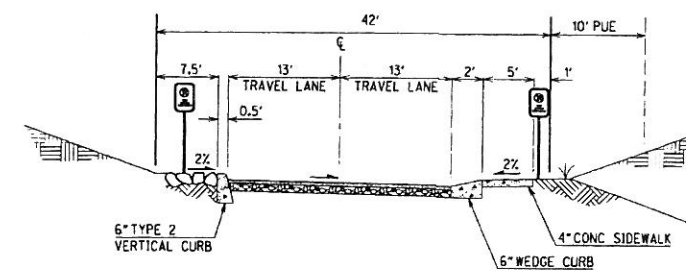
H RIP-RAP DETAIL
NO SCALE



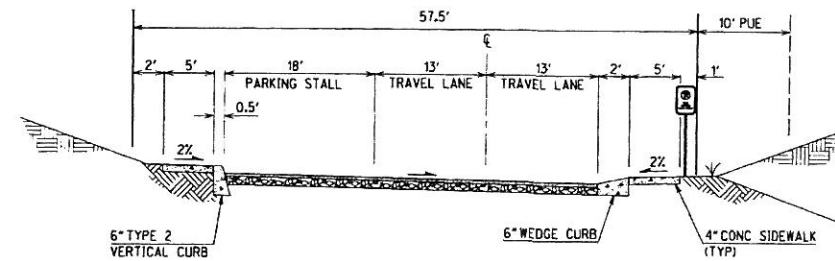
I RETAINING WALL DETAIL
NO SCALE



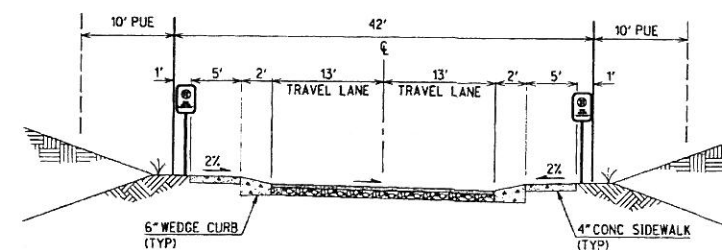
A OFF-SITE 32' CA STREET SECTION
AVENIDA DEL CORRECAMINOS (PRIVATE STREET)
NO SCALE



B 42' COMMON AREA STREET SECTION
AVENIDA DEL CORRECAMINOS
NO SCALE



C 59.5' COMMON AREA STREET SECTION WITH PARKING
CORTE DE LA CANTERA AT LOTS 4-5
NO SCALE



D 40' COMMON AREA STREET SECTION
CORTE DE LA CANTERA AT LOTS 6-9 AND 18-20
NO SCALE

CITY OF TUCSON	
DEVELOPMENT PACKAGE	
PUBD APPROVAL	
<input type="checkbox"/> Site/Plan	<input type="checkbox"/> HZ
<input type="checkbox"/> Topography	<input type="checkbox"/> HZ
<input type="checkbox"/> Grading	<input type="checkbox"/> HZ
<input type="checkbox"/> Storm	<input type="checkbox"/> HZ
<input type="checkbox"/> RUP	<input type="checkbox"/> Other
DATE: _____	DATE: _____
DESIGNED BY: _____	DATE: _____
ENGINEERING: _____	DATE: _____
H/C: _____	DATE: _____
PL/MS: _____	DATE: _____
Revision # _____	per letter in SHEET

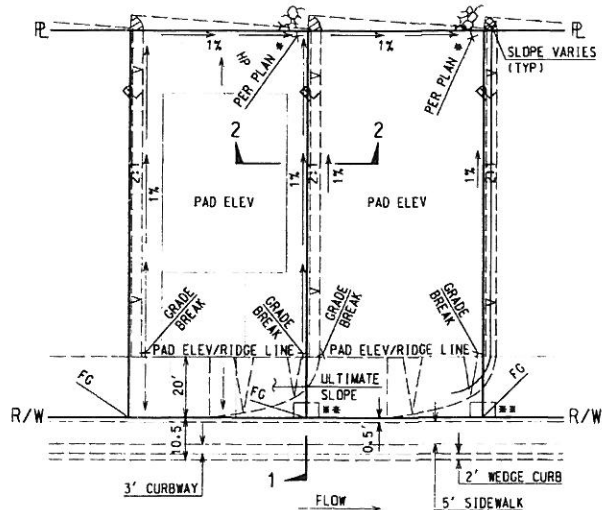
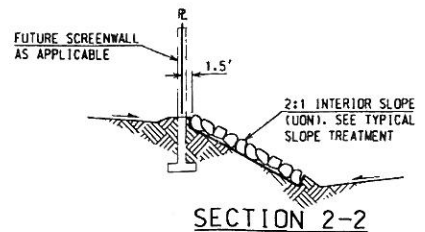
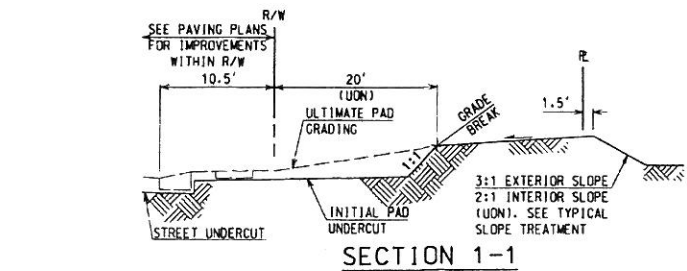
RELATED CASES:
DS 18-XXX
C10-18-XXX
S02-039
C9-92-12



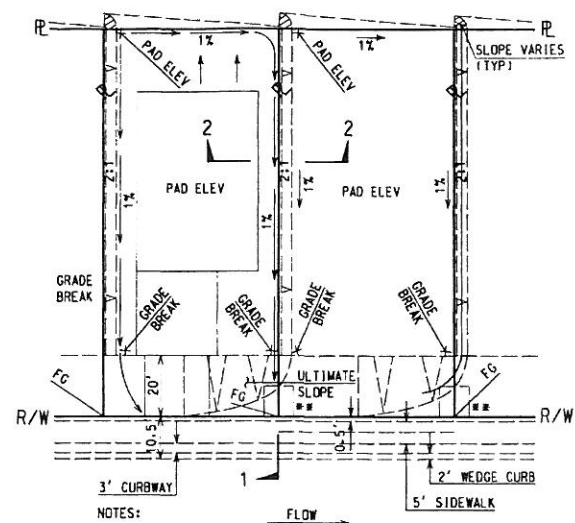
RICK ENGINEERING COMPANY, INC.	
18802 P.E. #1111	
San Diego - Anaheim - Chicago - Sacramento - San Jose - Phoenix - Denver	
DESIGNED BY: TCM	DATE: 12/17
DRAWN BY: HW	DATE: 12/17
CHECKED BY: XXX	DATE: 12/17
APPROVED BY: XXX	DATE: 12/17

DEVELOPMENT PACKAGE
ALTA LINDA AT STARR PASS
AN FLD SUBDIVISION
LOTS 1-20 AND COMMON AREAS "A1", "B1-S", & "C1-2"
COMMON AREA "A1" PRIVATE STREET, COMMON AREA "B1-S" LANDSCAPE, GRADING, UTILITIES, DRAINAGE AND FUNCTIONAL OPEN SPACE, COMMON AREA "C1" NATURAL OPEN SPACE. A RESUBDIVISION OF BLOCK 17 OF STARR PASS BOOK 44, PAGE 60, SECTION 20, TOWNSHIP 14 SOUTH, RANGE 13 EAST GILA & SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

DP18-0020	
HORIZ : N/A	
VERT : N/A	
SHEET 4 OF 22	



(K) TYPICAL BACK DRAINAGE LOT GRADING
DTL: LOT DRAIN-PC NO SCALE



(L) TYPICAL FRONT DRAINAGE LOT GRADING
DTL: LOT DRAIN-PC NO SCALE

CONTRACTOR TO PREPARE TEP EQUIPMENT PAD AREAS PER TEP SO SR-208. WHERE GRADING DIFFERENTIAL IS SUCH THAT RETAINING WALLS OR RIP RAP SLOPE IS REQUIRED, THE DEVELOPER SHALL COORDINATE WITH OWNER AND TEP TO DETERMINE THE DESIRED TREATMENT, ON A CASE BY CASE BASIS.

CITY OF TUCSON	
DEVELOPMENT PACKAGE	
PDS APPROVAL	
<input type="checkbox"/> S&P/Draw Plan	<input type="checkbox"/> SCZ
<input type="checkbox"/> S&P/Grading Plan	<input type="checkbox"/> FEE
<input type="checkbox"/> S&P/Grading Plan	<input type="checkbox"/> WASH
<input type="checkbox"/> S&P/Grading Plan	<input type="checkbox"/> Other
OTHER APPROVALS	
Zoning	Done
Engineering	Done
N/C City	Done
Fire	Done
Landscaping	Done
PL/NE	Done
Revisions #	per letter to S&P

RELATED CASES:
DS18-XXX
C10-18-XXX
S02-039
C9-92-12

NO.	BY	DATE	REVISION	APPROVAL



J-4307A	DATE: X/XX
3045 EAST FORT LOWELL ROAD, SUITE 111	DATE: 12/17
TUCSON, AZ 85712	DATE: 12/17
520-795-1000	DATE: 12/17
(FAX) 520-322-6956	DATE: 12/17
San Diego - Riverside - Chicago - Sacramento - San Jose - Phoenix - Tempe	DATE: 12/17
DESIGNED BY: TCM	DATE: 12/17
DRAWN BY: HW	DATE: 12/17
CHECKED BY: XXX	DATE: 12/17
APPROVED BY: XXX	DATE: 12/17

DEVELOPMENT PACKAGE
ALTA LINDA AT STARR PASS
AN FLD SUBDIVISION
LOTS 1-20 AND COMMON AREAS "A", "B", "C", "D", "E", "F", "G", "H", "I", "J", "K", "L", "M", "N", "O", "P", "Q", "R", "S", "T", "U", "V", "W", "X", "Y", "Z", "AA", "AB", "AC", "AD", "AE", "AF", "AG", "AH", "AI", "AJ", "AK", "AL", "AM", "AN", "AO", "AP", "AQ", "AR", "AS", "AT", "AU", "AV", "AW", "AX", "AY", "AZ", "BA", "BB", "BC", "BD", "BE", "BF", "BG", "BH", "BI", "BJ", "BK", "BL", "BM", "BN", "BO", "BP", "BQ", "BR", "BS", "BT", "BU", "BV", "BW", "BX", "BY", "BZ", "CA", "CB", "CC", "CD", "CE", "CF", "CG", "CH", "CI", "CJ", "CK", "CL", "CM", "CN", "CO", "CP", "CQ", "CR", "CS", "CT", "CU", "CV", "CW", "CX", "CY", "CZ", "DA", "DB", "DC", "DD", "DE", "DF", "DG", "DH", "DI", "DJ", "DK", "DL", "DM", "DN", "DO", "DP", "DQ", "DR", "DS", "DT", "DU", "DV", "DW", "DX", "DY", "DZ", "EA", "EB", "EC", "ED", "EE", "EF", "EG", "EH", "EI", "EJ", "EK", "EL", "EM", "EN", "EO", "EP", "EQ", "ER", "ES", "ET", "EU", "EV", "EW", "EX", "EY", "EZ", "FA", "FB", "FC", "FD", "FE", "FF", "FG", "FH", "FI", "FJ", "FK", "FL", "FM", "FN", "FO", "FP", "FQ", "FR", "FS", "FT", "FU", "FV", "FW", "FX", "FY", "FZ", "GA", "GB", "GC", "GD", "GE", "GF", "GG", "GH", "GI", "GJ", "GK", "GL", "GM", "GN", "GO", "GP", "GQ", "GR", "GS", "GT", "GU", "GV", "GW", "GX", "GY", "GZ", "HA", "HB", "HC", "HD", "HE", "HF", "HG", "HH", "HI", "HJ", "HK", "HL", "HM", "HN", "HO", "HP", "HQ", "HR", "HS", "HT", "HU", "HV", "HW", "HX", "HY", "HZ", "IA", "IB", "IC", "ID", "IE", "IF", "IG", "IH", "II", "IJ", "IK", "IL", "IM", "IN", "IO", "IP", "IQ", "IR", "IS", "IT", "IU", "IV", "IW", "IX", "IY", "IZ", "JA", "JB", "JC", "JD", "JE", "JF", "JG", "JH", "JI", "JJ", "JK", "JL", "JM", "JN", "JO", "JP", "JQ", "JR", "JS", "JT", "JU", "JV", "JW", "JX", "JY", "JZ", "KA", "KB", "KC", "KD", "KE", "KF", "KG", "KH", "KI", "KJ", "KK", "KL", "KM", "KN", "KO", "KP", "KQ", "KR", "KS", "KT", "KU", "KV", "KW", "KX", "KY", "KZ", "LA", "LB", "LC", "LD", "LE", "LF", "LG", "LH", "LI", "LJ", "LK", "LL", "LM", "LN", "LO", "LP", "LQ", "LR", "LS", "LT", "LU", "LV", "LW", "LX", "LY", "LZ", "MA", "MB", "MC", "MD", "ME", "MF", "MG", "MH", "MI", "MJ", "MK", "ML", "MM", "MN", "MO", "MP", "MQ", "MR", "MS", "MT", "MU", "MV", "MW", "MX", "MY", "MZ", "NA", "NB", "NC", "ND", "NE", "NF", "NG", "NH", "NI", "NJ", "NK", "NL", "NM", "NN", "NO", "NP", "NQ", "NR", "NS", "NT", "NU", "NV", "NW", "NX", "NY", "NZ", "OA", "OB", "OC", "OD", "OE", "OF", "OG", "OH", "OI", "OJ", "OK", "OL", "OM", "ON", "OO", "OP", "OQ", "OR", "OS", "OT", "OU", "OV", "OW", "OX", "OY", "OZ", "PA", "PB", "PC", "PD", "PE", "PF", "PG", "PH", "PI", "PJ", "PK", "PL", "PM", "PN", "PO", "PP", "PQ", "PR", "PS", "PT", "PU", "PV", "PW", "PX", "PY", "PZ", "QA", "QB", "QC", "QD", "QE", "QF", "QG", "QH", "QI", "QJ", "QK", "QL", "QM", "QN", "QO", "QP", "QQ", "QR", "QS", "QT", "QU", "QV", "QW", "QX", "QY", "QZ", "RA", "RB", "RC", "RD", "RE", "RF", "RG", "RH", "RI", "RJ", "RK", "RL", "RM", "RN", "RO", "RP", "RQ", "RR", "RS", "RT", "RU", "RV", "RW", "RX", "RY", "RZ", "SA", "SB", "SC", "SD", "SE", "SF", "SG", "SH", "SI", "SJ", "SK", "SL", "SM", "SN", "SO", "SP", "SQ", "SR", "SS", "ST", "SU", "SV", "SW", "SX", "SY", "SZ", "TA", "TB", "TC", "TD", "TE", "TF", "TG", "TH", "TI", "TJ", "TK", "TL", "TM", "TN", "TO", "TP", "TQ", "TR", "TS", "TT", "TU", "TV", "TW", "TX", "TY", "TZ", "UA", "UB", "UC", "UD", "UE", "UF", "UG", "UH", "UI", "UJ", "UK", "UL", "UM", "UN", "UO", "UP", "UQ", "UR", "US", "UT", "UU", "UV", "UW", "UX", "UY", "UZ", "VA", "VB", "VC", "VD", "VE", "VF", "VG", "VH", "VI", "VJ", "VK", "VL", "VM", "VN", "VO", "VP", "VQ", "VR", "VS", "VT", "VU", "VV", "VW", "VX", "VY", "VZ", "WA", "WB", "WC", "WD", "WE", "WF", "WG", "WH", "WI", "WJ", "WK", "WL", "WM", "WN", "WO", "WP", "WQ", "WR", "WS", "WT", "WU", "WV", "WW", "WX", "WY", "WZ", "XA", "XB", "XC", "XD", "XE", "XF", "XG", "XH", "XI", "XJ", "XK", "XL", "XM", "XN", "XO", "XP", "XQ", "XR", "XS", "XT", "XU", "XV", "XW", "XX", "XY", "XZ", "YA", "YB", "YC", "YD", "YE", "YF", "YG", "YH", "YI", "YJ", "YK", "YL", "YM", "YN", "YO", "YP", "YQ", "YR", "YS", "YT", "YU", "YV", "YW", "YX", "YZ", "ZA", "ZB", "ZC", "ZD", "ZE", "ZF", "ZG", "ZH", "ZI", "ZJ", "ZK", "ZL", "ZM", "ZN", "ZO", "ZP", "ZQ", "ZR", "ZS", "ZT", "ZU", "ZV", "ZW", "ZX", "ZY", "ZZ".

DP18-0020
HORIZ : N/A
VERT : N/A
SHEET 5 OF 22